

KDA INDUSTRIAL PARK CONDOMINIUMS AMENDED

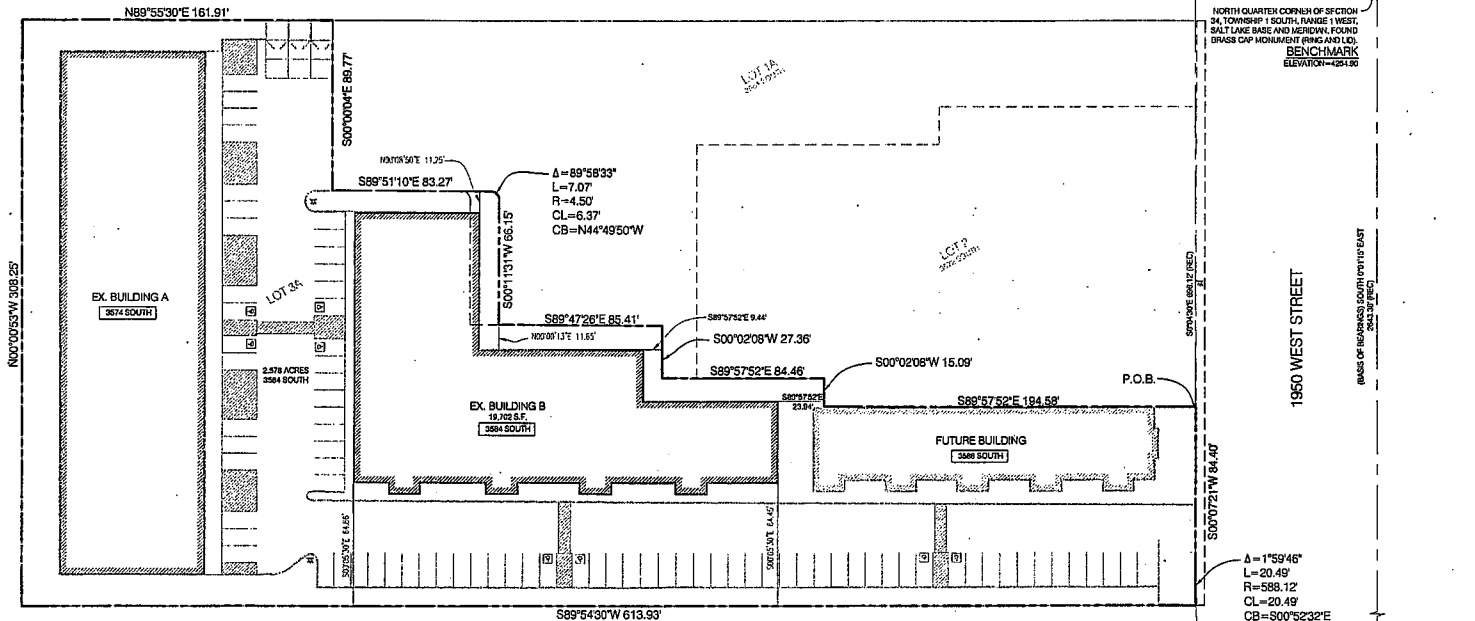
AN EXPANDABLE AMENDING LOT 1, KDA INDUSTRIAL PARK CONDOMINIUM PROJECT
LOCATED IN THE NORTHWEST QUARTER OF SECTION 34
TOWNSHIP 1 SOUTH, RANGE 1 WEST
SALT LAKE BASE AND MERIDIAN



GRAPHIC SCALE

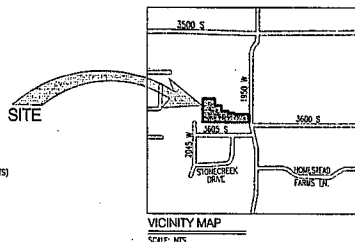
(1 INCH = 100 FT.)

1 inch = 100 ft.



LEGEND

- S.L.C.O. BRASS CAP MONUMENT (RING AND LOG)
- BOUNDARY CORNER (SET 1/2 REBAR AND CAP)
- RIGHT OF WAY LINE
- SECTION LINE
- BOUNDARY LINE
- ADJACENT PROPERTY
- STREET CENTERLINE EXISTING
- NEW FIRE HYDRANT
- PRIVATE OWNERSHIP (SEE FOLLOWING SHEETS)
- COMMON AREA
- DEFINITION POINT



NOTE: ALL DIMENSIONS AND SQUARE FOOTAGES SHOULD BE FIELD VERIFIED.

CONDOMINIUM NOTE

"CONDOMINIUM" MEANS THE OWNERSHIP OF A SINGLE UNIT IN A MULTIPLE PROJECT TOGETHER WITH AN UNDIVIDED INTEREST IN COMMON IN THE COMMON AREAS AND FACILITIES OF THE PROJECT. THIS PLAN IS INTENDED TO GENERALLY LOCATE THE PHYSICAL SPACE AND ESTABLISH SPECIFIC REFERENCES SO THAT COMMON AND PRIVATE SPACES MAY BE DELINEATED, MARKETED AND SOLD FOR FREE TITLE OWNERSHIP. THIS PLAN ONLY REPRESENTS A PORTION OF THE DOCUMENTS THAT LEGALLY CONTROL THE PHYSICAL SPACES OF INDIVIDUAL UNITS OWNERSHIP OF THIS CONDOMINIUM PROJECT. THE "CONDOMINIUM OWNERSHIP ACT," UTAH CODE 37, CHAPTER, UPDATED 20 NOVEMBER 2007, IS A GOOD SOURCE IN OBTAINING A BETTER UNDERSTANDING OF THE LEGAL RIGHTS OF THE CONDOMINIUM OWNERS.

WE RECOMMEND THAT EACH OWNER/POTENTIAL OWNER OBTAIN A COPY OF THIS CONDO PLAN, TOGETHER WITH THE DEEDS AND DECLARATION OF CONDOMINIUM, REVIEW AND VERIFY THE RECORD INFORMATION WITH THE PHYSICAL SPACES AND DIMENSIONS AS SHOWN ON THIS PLAN. DUE TO CONSTRUCTION ACTIVITIES BEYOND OUR CONTROL, THE PHYSICAL LOCATIONS (LINEAR AND HEIGHT) OF THE UNITS NEED TO BE VERIFIED AND WILL LIKELY CONTROL THE OWNERSHIP LINES OF THE UNITS. ALONG WITH THE OWNERSHIP OF A CONDOMINIUM UNIT, THERE IS AN UNDIVIDED INTEREST IN COMMON TO THIS OVERALL CONDOMINIUM PROJECT SUCH AS COMMON AREAS AND FACILITIES THAT HAS A LEGAL AND PHYSICAL AFFECT UPON EACH INDIVIDUAL UNIT. IF THERE ARE ANY CONCERNS OR QUESTIONS REGARDING THIS PLAN OR SAID DOCUMENTS, WE RECOMMEND THAT YOU SEEK PROFESSIONAL LEGAL COUNSEL PRIOR TO PURCHASING ANY CONDOMINIUM UNIT.

NOTES:

1. OFFSET PINS TO BE PLACED IN THE BACK OF THE CURB AND P X 3/4" REBAR WITH NUMBERED SURVEY CAP TO BE PLACED AT ALL CORNERS.
2. A PRIVATE STORM DRAINAGE EASEMENT WAS CREATED AS PART OF KDA INDUSTRIAL PARK SUBDIVISION WHICH GRANTS THE OWNER OF LOT 1, 2 & 3 OF THE SAID SUBDIVISION FOR ACCESS ACROSS EACH LOT TO CLEAN AND MAINTAIN STORM DRAIN FACILITY WHICH CROSSES EACH LOT.
3. EROSION CONTROL MUST BE PRACTICED DURING ALL PHASES OF CONSTRUCTION.
4. A GARBAGE DUMPSTER ACCESS EASEMENT WAS CREATED AS PART OF KDA INDUSTRIAL PARK SUBDIVISION WHICH GRANTS THE OWNERS OF LOTS 1 & 2 ACROSS LOT 3 AND OWNERS OF LOT 2 ACROSS LOT 1 FOR THE PURPOSE OF DUMPING GARBAGE.
5. A CROSS ACCESS EASEMENT WAS CREATED AS PART OF KDA INDUSTRIAL PARK SUBDIVISION FOR ACCESS AND PARKING ACROSS EACH LOT.

SURVEYOR'S CERTIFICATE

I, DALE K. BENNETT, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR, AND THAT I HOLD CERTIFICATE NO. 103081, AS PRESCRIBED UNDER THE LAWS OF THE STATE OF UTAH. I FURTHER CERTIFY THAT BY AUTHORITY OF THE OWNERS, I HAVE MADE A SURVEY OF THE TRACT OF LAND SHOWN ON THIS PLAN AND DESCRIBED BELOW, AND THAT THE DESCRIPTION CORRECTLY DESCRIBES THE LAND SURFACE UPON WHICH THERE HAS BEEN CONSTRUCTED KDA INDUSTRIAL PARK CONDOMINIUM PHASE 2. I FURTHER CERTIFY THAT THIS CONDOMINIUM PLAN IS ACCURATE AND HAS BEEN PREPARED IN COMPLIANCE WITH THE PROVISIONS OF THE UTAH CONDOMINIUM OWNERSHIP ACT, AND THAT THE SAME HAS BEEN SURVEYED AND STAKED ON THE GROUND AS SHOWN ON THIS MAP, AND THAT THE BUILDING DIMENSIONS ARE ON WALLS AS SHOWN ON THIS MAP.

KDA INDUSTRIAL PARK CONDOMINIUMS AMENDED

AN EXPANDABLE AMENDING LOT 1, KDA INDUSTRIAL PARK CONDOMINIUM PROJECT

BOUNDARY DESCRIPTION

LOT 3A
A PORTION OF LAND LOCATED IN THE NORTHWEST QUARTER OF SECTION 34, TOWNSHIP 1 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, COMPRISING TWO (2) PARCELS OF LAND AS SHOWN IN THAT CERTAIN LOT 1 SURVEY PERFORMED BY BENCHMARK ENGINEERING AND LAND SURVEYING, INC. AMENDED LOT 1, KDA INDUSTRIAL PARK CONDOMINIUMS ON FILE WITH THE SALT LAKE COUNTY RECORDS, IS A PORTION OF LOT 1, KDA INDUSTRIAL PARK SUBDIVISION ON FILE WITH THE SALT LAKE COUNTY RECORDS, BASIS OF BEARINGS IS SOUTH 89°11'10" EAST, BEING THE EAST LINE OF THE NORTHWEST QUARTER, BETWEEN THE SECTION MONUMENTS FOUND MARKING THE NORTH QUARTER AND THE CENTER OF SECTION 34, TOWNSHIP 1 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEGINNING AT A POINT ON THE WESTERLY LINE OF 1950 WEST STREET A 50-FOOT HALF WIDTH SAID POINT BEING SOUTH 89°20'00" WEST 100.00 FEET AND SOUTH 89°20'00" EAST 88.15 FEET FROM SAID NORTH QUARTER OF SECTION 34, AND RUNNING THENCE THE FOLLOWING SIX (6) COURSES ALONG SAID LOT 3, 1) SOUTH 09°21'10" WEST 84.40 FEET TO A POINT OF CURVATURE, 2) SOUTH 89°41'10" ALONG THE ARC OF A 888.15' CIRCULAR CURVE TO THE LEFT CENTER BEARS SOUTH 89°20'00" EAST, A DISTANCE OF 71.19' 48", 3) SOUTH 89°20'00" EAST 18.19 FEET, 4) SOUTH 09°20'00" EAST 87.77 FEET, THENCE THE FOLLOWING FOUR (4) COURSES ALONG SAID LOT LINE ADJUSTMENT, 1) SOUTH 89°11'10" EAST 82.27 FEET TO A POINT OF CURVATURE, 2) SOUTHEASTLY ALONG THE ARC OF A 430 FOOT RADIUS CURVE TO THE RIGHT CENTER BEARS SOUTH 09°20'00" WEST, THROUGH A CENTRAL ANGLE OF 89°20'00", A DISTANCE OF 27.20 FEET, 3) SOUTH 89°11'10" WEST 85.15 FEET, 4) SOUTH 89°11'10" EAST 88.15 FEET, 5) SOUTH 09°20'00" WEST 27.20 FEET, THENCE SOUTH 89°11'10" EAST 84.40 FEET, THENCE SOUTH 09°20'00" WEST 15.00 FEET, THENCE SOUTH 89°11'10" EAST 104.40 TO THE POINT OF BEGINNING.

CONTAINS 2.876 ACRES, MORE OR LESS.

Submitted For
Review Only



OWNERS DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT THE UNDERSIGNED OWNER(S) OF THE TRACT OF LAND DESCRIBED HEREON AS THE KDA INDUSTRIAL PARK CONDOMINIUM PHASE 2, AN EXPANDABLE UTAH CONDOMINIUM PROJECT LOCATED ON SAID TRACT OF LAND HAS CAUSED A SURVEY TO BE MADE AND THIS CONDOMINIUM PLAN TO BE PREPARED, AND DOES HEREBY GIVE OUR CONSENT TO THE RECORDATION OF THIS RECORD OF SURVEY MAP AND SURRENDS THIS PROPERTY TO THE UTAH CONDOMINIUM OWNERSHIP ACT, AND DOES HEREBY DEDICATE ALL STREETS, UNLESS OTHERWISE INDICATED, AS PRIVATE STREETS INTENDED FOR THE USE OF THE CONDOMINIUM DEVELOPMENT, FOR INGRESS AND EGRESS.

IN WITNESS WHEREOF, I HAVE HEREUNTO SET MY HAND AND SEAL OF OFFICE THIS _____ DAY OF _____, A.D. 20____.

ACKNOWLEDGEMENT

STATE OF UTAH } S.S.
County of Salt Lake }
ON THE _____ DAY OF _____, A.D. 20____, PERSONALLY APPEARED BEFORE ME THE UNDERSIGNED NOTARY PUBLIC, IN AND FOR SAID COUNTY OF SALT LAKE IN SAID STATE OF UTAH, THE SIGNER(S) OF THE ABOVE OWNERS DEDICATION, IN NUMBER, WHO DAILY ACKNOWLEDGED TO ME THAT THEY SIGNED IT FREELY AND VOLUNTARILY AND FOR THE USES AND PURPOSES THEREIN MENTIONED.

MY COMMISSION EXPIRES: _____ NOTARY PUBLIC
RESIDING IN SALT LAKE COUNTY

KDA INDUSTRIAL PARK CONDOMINIUMS AMENDED

LOCATED IN THE NORTHWEST QUARTER OF SECTION 34, TOWNSHIP 1 SOUTH, RANGE 1 WEST, SALT LAKE BASE & MERIDIAN WEST VALLEY CITY, UTAH

SHEET 1 OF 3

BENCHMARK ENGINEERING & LAND SURVEYING 1115 SOUTH STATE STREET SUITE 101 SALT LAKE CITY, UT 84115 www.benchmarkcivil.com	PLANNING COMMISSION APPROVED THIS _____ DAY OF _____, A.D. 20____, BY THE WEST VALLEY PLANNING COMMISSION. CHAIRMAN, WEST VALLEY CITY PLANNING COM.	SALT LAKE VALLEY HEALTH DEPARTMENT APPROVED AS TO FORM THIS _____ DAY OF _____, A.D. 20____. DIRECTOR, SALT LAKE VALLEY HEALTH DEPT.	GRANGER-HUNTER IMPROVEMENT DISTRICT APPROVED AS TO FORM THIS _____ DAY OF _____, A.D. 20____. DISTRICT ENGINEER	ENGINEER'S CERTIFICATE I HEREBY CERTIFY THAT THIS OFFICE WAS EXAMINED THIS PLAN AND IT IS CORRECT IN ACCORDANCE WITH THE INFORMATION ON FILE IN THIS OFFICE. DATE _____ CITY ENGINEER _____	APPROVAL AS TO FORM APPROVED AS TO FORM THIS _____ DAY OF _____, A.D. 20____. WEST VALLEY CITY ATTORNEY	WEST VALLEY CITY COUNCIL PRESENTED TO THE WEST VALLEY CITY COUNCIL THIS _____ DAY OF _____, A.D. 20____, AT WHICH TIME THIS SUBDIVISION WAS APPROVED AND ACCEPTED. ATTEST: CITY RECORDER _____ WEST VALLEY CITY MANAGER _____	RECORDED # STATE OF UTAH, COUNTY OF SALT LAKE, RECORDED AND FILED AT THE REQUEST OF DATE _____ TIME _____ BOOK _____ PAGE _____ FEE \$ _____ SALT LAKE COUNTY RECORDER _____
	1250448-01						